



# THE JOURNAL

BRIDGEVILLE, DELAWARE

VOLUME 23 CHAPTER 304

JAN/FEB/MAR 2004

## ELECTION CANCELLED

The Town of Bridgeville's Annual Commission Election scheduled for March 6, 2004 was cancelled due to the filing of incumbents only:

One Year - Patricia Correll

Two Year - Earl Greason

Two Year - Margaret Sipple

The carryover Commissioners for 2004 are Joseph Conaway, President of the Commission and William Jefferson.

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## FROM THE PRESIDENT'S DESK.....



March 16, 2004 marks the beginning of a new era in Bridgeville's history. The property south of town that we all know as the Passwaters Farm, has settled and construction of this 2000 home, golf course community will begin shortly. Heritage Shores, the name of this Bridgeville subdivision, has 171 homes planned for its first phase. This community will feature homes for active adults, aged 55+ but will have available 160 homes in Phase VI for any age group according to Nick Rocks, President of Allen and Rocks, Inc. the developer of the project. Perspective residents will be able to buy a lot/home package through award winning national builders, U.S. Home, a Lennar Company, and Brookfield Homes. A sales office for Heritage Shores will open this summer on the former site of Marty's Homes between Routes 13 and 13A at Rifle Range Road. Sales of these homes will only be handled through the two home builders at this sale office site.

We anticipate construction to begin in April. In this first construction phase, 171 homes will be built. This includes 156 single family detached homes, 6 duplex units and 9 triplex units. At the same time these homes are under construction, work on the 18-hole Championship Golf Course will begin. Approximately 174 acres will be used as the golf course; negotiations are still taking place with a nationally recognized golf course architect. The golf course will take two growing seasons to complete; it is hoped that the course will be ready by October of 2005. If that occurs, Mr. Rocks has already agreed to sponsor the First Annual Apple Scrap-ple Open, an event that will raise money for a local Bridgeville Charity. There will be a clubhouse and community center also constructed in this first phase. The clubhouse will most likely have restaurant facilities.

Other than the golf course and clubhouse facility, there will not be any commercial use in Heritage Shores. Future commercial development is planned for the intersection of Routes 13 and 13A/404 and on lands held under option by Allen and Rocks that are south of Heritage Shores and not yet annexed into Bridgeville.

Formal groundbreaking ceremonies will be held in the near future, and an invitation to the entire community will also be extended to our residents to visit the site and review future phases and plans proposed by the developer.

Work will also begin on water and wastewater facilities to connect this subdivision with our existing facilities. These new facilities will be paid for by the developer. In addition, they will be paying Bridgeville an impact fee of \$3,000 a unit for wastewater services.

The future continues to hold great promise for our town.

Joe Conaway

### MINUTES FROM THE MONTHLY COMMISSION MEETINGS:

#### January 12, 2004:

- There were 194 traffic arrests in December.
  - A survey was conducted regarding streets and sidewalks needing repairs/repaving.
  - Ten notices were mailed telling recipients about available grant funding for the demolition of abandoned or dilapidated houses.
  - Twenty-four notices were mailed concerning abandoned or untagged vehicles remaining on properties. Vehicles that were not moved were forwarded to the police department for future action.
  - Twelve notices were mailed advising the recipients to remove rubbish and garbage from their property.
  - December was the 63rd consecutive month without a NPDES violation at the WWTP.
  - On December 9, 2003 as required by the Safe Drinking Water Act, a sanitary survey inspection by the Office of Drinking Water was conducted on the town's water system-no defects found.
  - Routine service and battery replacement was performed on auxiliary power generator for Well2-2D (Cherry Alley) on December 8, 2003.
  - Commissioners attended the Ribbon Cutting Ceremony on January 12, 2004 for the Royal Farms Store located at the intersection of Rt. 404 and 13.
  - The Commission contacted DelDOT requesting consideration for flashing warning lights to be installed at the dangerous intersection on Sussex Highway (Rt. 13 and 40). Per Ms. Wicks of DelDOT, the Traffic Studies Section has been instructed to study the intersection to determine what appropriate and effective actions could be taken.
  - The town was advised the Rt. 404 and 13 Intersection Improvement Project is under design. DelDOT anticipates contacting individual property owners in early 2005 with construction in the spring of 2006.
  - The Commission will present a \$1,000 donation to the Bridgeville Volunteer Fireman along with
- with a check for \$5,846.50 collected from the surcharge on all building permits for the Emergency Services Enhancement Funding.
  - Commissioners voted to purchase a new tax software program from Capital Software.
  - January 19-23, 2004 the Sussex VOP Unit (work prisoners) will commence scraping and painting the windows at the police department. Town responsible for materials only.
  - Chief Parsons to look into the matter of concerning speeders on Cherry Alley (between Sussex Avenue and Edgewood Street).
  - Mr. Nick Rocks, developer of Bridgeville South, advised the water and force main project are ready for the bidding process. The pre-bid meeting is scheduled for January 26, 2004. DelDOT approved all the work within the right-a-way pertaining to the town's water lines and sewer system; work on the off-site sewer and water lines are pending with Sussex Conservation District, but the permit is expected to be issued the week of January 12, 2004. All plans for the golf course and the first one hundred eighty four homes were delivered to Sediment and Erosion Control on December 1, 2003. After reviewing all comments, revised plans will be re-submitted on January 16th, with expected approval by February 1, 2004; Jurisdictional boundary permits were submitted to Non-Title Wetlands on November 13, 2003 with expected approval by February 1, 2004 which will be submitted to the Army Corps of Engineers. All necessary plats are being finalized so that settlement can be completed on the Passwaters project.
  - The Commissioners authorized Ms. Annie Williams, Town Engineer, to advertise for bids on the off-site water and wastewater improvements for the Bridgeville South Development.
  - Town Manager Walls advised in December, 2003, the town applied to the Sussex County Community Block Grant Program for funding for demolition and rehabilitation-the town has two residents interested in demolition but we are waiting to hear if the town's application was successful.
  - Superintendent Mowbray will be obtaining prices for the construction of a building around the Rt. 1



Minutes-continued:

- The 404 pumping station as it is exposed to all weather conditions. The cost and area needed are in the process of being obtained.
- Town Manager Walls is in the process of establishing a "limb burning day" for residents of town.
- The town submitted two proposed projects for grant funding from the Department of Natural Resources and Environmental Control, Water Pollution Control Revolving Fund.
- A public hearing was held pertaining to the second and final reading of Chapter 107, Ordinance #A03-8-Snow and/or Ice Removal. Ordinance was passed unanimously.
- Per the request of the Commissioners, Senator Adams and Rep. Ewing will sponsor two charter changes for legislation action: 1) to allow the town to accept grants/loans from federal, state and interstate agencies, to issue bonds for such debt without public sale and to pledge tax revenues for the payment of debt without affecting the limitation on borrowing; 2) to allow the town to collect money when annexation takes place or to raise taxes if necessary.
- Commissioners agreed to support legislation which allows municipalities to develop a Municipal Tax Increment Financing Districts. These special district bonds would be for public amenities in the new development, and the town would not be responsible for the payment of them.
- Ordinance #A04-1, Chapter 128, Fees, was presented and adopted for the first reading. The Ordinance amends the general charge and fees, deleting the amount of \$150 for variance, zoning and conditional use hearings and adding the amount of \$300.
- Commissioners Correll, Greason and Sipple filed or re-election for the Commission election scheduled for March 6, 2004.
- President Conaway presented The State Of The Town Of Bridgeville for 2004.
- President Conaway was recently elected President of the Sussex County Association of Towns (SCAT). This is the first time since the organization of SCAT that a president has been elected from Bridgeville.

February 9, 2004:

- The Commissioners presented a group of men who formed "The Liars Club", a Certificate of Appreciation for their good deeds throughout the community: treats for the children at Halloween, distributed turkeys to the less fortunate at Thanksgiving and Christmas, brought Santa Claus to town for the children, and donated Christmas candy to the kindergarten classes.
- Appreciation Certificates were also awarded to the individuals from the Work Release Program of the Sussex Correctional Institute in Georgetown for their work on the police station.
- A letter was received from Mrs. Annabel Tatman thanking the Commission for their efforts regarding the request for installation of flashing caution lights at the Intersection of Rt. 13 & 40. No response from DelDOT has been received regarding this matter.
- The sediment and erosion control and storm water management plans prepared for the first phase of construction for Bridgeville South have been approved by the Sussex Conservation District. The plans cover the construction of roads and utilities to serve 171 residential lots; mass grading of the proposed 18-hole golf course and future residential areas.
- Advertising has been submitted for bids regarding the construction of a salt/sand building.
- Town Manager Walls extended her thanks to Superintendents Passwaters, Jones and Mowbray for their outstanding efforts in the recent snow removal.
- An updated list of streets and sidewalks needing repair/repaving was submitted by Superintendent Passwaters. Due to the busy schedules last fall of contractors and cold weather approaching, the town will open the project for re-bids this spring.
- The Commission approved the purchasing of a new copier for the Town Hall from Automated Copy Systems, Inc.
- A scheduled public hearing was opened at 7:46 PM pertaining to the property located at 305 Second Street belonging to Mrs. Mary Bisson. Per

Minutes continued:

Ordinance #A03-2-Hazardous Buildings; the Dangerous Building Inspection Committee filed a report with the Commission explaining the conditions of the house. The Commission granted Mrs. Bisson's request to extend the demolition date to July 1, 2004. The public hearing was closed at 7:57 P.M.

-President Conaway opened the scheduled second public hearing at 7:58 P. M. pertaining to the second and final reading of Chapter 128, Fees. The purpose of the change is to bring the costs of hearings in line with the actual cost the town incurs (advertisement, legal, administrative, etc.). The current cost for a hearing is \$150; the new cost is \$300. The Commissioners adopted the Ordinance as presented.

-President Conaway advised Senate Bill #192, (permits the town to accept grants or loans from federal, state or interstate agencies) and Senate Bill #193 (deletes the limit on the revenue raised by property taxes of \$200,000) were signed by Governor Ruth Ann Minner. The Town Charter will be changed to reflect the two approved Bills.

-Per the Town's Charter, Section 26, the Commission must select a Certified Public Account in February of each year to conduct the annual audit. Motion was carried to re-appoint the firm of Lank, Johnson & Tull.

-The Commission approved the DNREC 2004 State Mosquito Control Services which will allow for the spraying of mosquitoes in town limits with no cost being incurred by the town.

-President Conaway will represent all Sussex County Municipalities in Washington, D.C. on March 9 to meet with Delaware's Senators Biden and Carper and Rep. Mike Castle. The conference is sponsored by the National League of Cities.

-President Conaway announced the new

development south of town has been named Heritage Shores.

-Mr. Ryan Showalter, representing Miles & Stockbridge, PC appearing on behalf of Passwaters, LLC, and Mr. Casey Rauch, presented Phase I RPC Final Site Plan for Heritage Shores:

The first phase of the project is located in the southern portion of the property, consisting of 171 residential lots and an entrance road off of Route 13. Total residential area (south) 49 acres; 28 acres single family attached dwellings; 4.7 acres single family attached duplexes; and 1 acre tri-plexes. Of the 49 acres, 19.3 acres will consist of roads, sidewalks, and buffers. There will be buffers between all lots and any adjoining properties. The plan calls for roads to all properties and right-of-ways for public sidewalks. Phase I consist of 667 acres with 225 acres being designated for recreational and open space. Approximately 174 acres will be the golf course area. The clubhouse and community center will be constructed in this area-the clubhouse will most likely have restaurant facilities. Lakes and ponds within the open space consist of 50 acres. There will be two community parks.

The density calculation of the number of residential units within Phase I of the residential area is 156 single family detached units, 6 units single family attached, and 9 units, 3 groups of 3 for tri-plexes. The residential area averages 3.5 units per acres which was approved in the RPC District Concept and Preliminary Plans. The actual floor plans and elevations for homes has not been established.

There will eventually be four entrances into the development: Wilson Farm Road, South Cannon Street, an entrance for the commercial area off of Rt. 13A, and the main entrance from Route 13.

The town entered into a Development Improvements and Services Agreement with the developer of the project, Allen & Rocks, Inc. The Agreement states the town will extend water and sewer service along Route 13 to the property to accommodate the property, and the developer will reimburse the town for the construction expenses.

The Commissioners approved the following



Minutes-continued:

Resolution: A Resolution of The Commissioners of Bridgeville to Approve Development, Subdivision and Infrastructure Plans for the First Phase of Development of the Bridgeville South RPC District and to Authorize the President of the Commission of Bridgeville to Execute, Sign and Approve Certain Documents Related Thereto (Resolution No. 01-04).

March 22, 2004:

- The three incumbents were the only ones to file for the positions available on the Commission: Pat Correll, Earl Greason and Margaret Sipple. took the oath of office on March 22, 2004.
- During the month of February there were 270 traffic arrests.
- On February 11th DNREC Compliance Inspector conducted the annual Compliance Inspection of the WWTP-no deficiencies were noted.
- This is the 65th consecutive month without a NPDES violation at the WWTP.
- Community Service Workers recently painted the yellow curbing on Walnut Street.
- The Commission adopted a Proclamation proclaiming March 2004 as Red Cross Month.
- A letter has been sent to Sen. Adams and Rep. Ewing requesting additional funds for street/sidewalk repairs.
- A ceremony presenting the town's donation for FY-03 (\$1,000) and FY-04 (\$1,000) to the Bridgeville Library has been scheduled for March 31st at 9:00 a.m at the Bridgeville Library.
- JOB Construction of Bridgeville was awarded the bid for the construction of a salt building.
- The Commission awarded the bid for South Bridgeville Utilities, Contract A, Piping, to Teal Construction, Inc. in the amount of \$2,202,000.
- President Conaway presented for consideration and adoption, two charter changes. One proposal is to change the title of "Treasurer" to "Finance Director"; second proposal to abate the town property taxes. This would eliminate an exemption of ten

years from taxation of town business establishments employing ten or more employees, annexing into town limits.

- It was noted need updates to our code/charter book are underway, with the cost being somewhat over the FY-04 budget.
- The Commission approved the transfer of the land and an unopened alleyway behind Mr. and Mrs. Michael Layton's home(off Sussex Street) from the town to them. The land has been researched, there is no proof of ownership and no claim to a title.
- President Conaway presented for a first reading Ordinance #A04-4: An Ordinance to add to the Code of Bridgeville Regulations for Swimming Pools. The Ordinance will regulate the placement of pools on properties within the town limits.
- A Court of Appeals will be held Saturday, March 27, 2004 from 1-4 PM in the Town Hall.

**WORDS FROM THE TOWN MANAGER:**

We extend to the Kiwanis Club congratulations on their 65th year of chartered service to The Town of Bridgeville and appreciate their kind invitation to participate in their celebration on March 15, 2004. On behalf of the Commissioners, we sincerely appreciate and applaud the Kiwanis Club on their strong civic commitment to the community.



Information will be forthcoming on a one-time burning of limbs for the residents of Bridgeville. Date, time, and drop-off location will be announced.

The Department of Transportation has agreed to install advance flashing lights at the intersection of US 13 and Sussex Road 40. DelDOT's efforts to improve safety at this dangerous intersection are appreciated by all.

The Commissioners proclaimed March 2004 as Red Cross month and urge all residents to work through the American Red Cross of the Delmarva Peninsula to help prepare their families and the community for emergencies. Also, to continue to give time, etc. to support this worthy organization's mission to prevent and relieve suffering and to save lives.

Bonnie S. Walls

**WELCOME NEW HOMEOWNERS**

Mr. Clinton Emerson  
 Mr. and Mrs. Dustin Knepper  
 Mr. Robert Jones  
 Ms. Maria Arteaga  
 Mr. Ray Kenny  
 Mr. Juan Quezada



**REMINDER:** If you see stray dogs in your neighborhood, please contact the Sussex County SPCA at 856-6361.

\* \* \* \* \*

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\* \* \* \* \*

**KIWANIS HOME DECORATING CONTEST  
 WINNERS FOR CHRISTMAS 2003:**

**BEST HOME:** Mr. and Mrs. Robert Dixon  
 313 First Street  
**BEST DOORWAY:** Mrs. Betty Jane Steffen  
 406 Walnut Street  
**BEST KIWANIS HOME:**  
 Mr. and Mrs. George Hardesty  
 301 Walnut Street

Many more residents decorated their homes for the Christmas season than in years past, and the judging of them was a very difficult task. The homes along our community streets were a beautiful sight and certainly added a joy for those traveling through, as well as giving a certain measure of community pride and spirit for those who reside here. Congratulations to all!

\* \* \* \* \*



**BRIDGEVILLE LIONS CLUB  
 PRESENT THEIR 51ST ANNUAL  
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Friday-April 2 and Saturday-April 3, 2004 at 8:00 P.M. in the Woodbridge Jr./Sr. High School Auditorium. Tickets are \$5.00 and may be purchased from any Lions Club member or at the door. Come on out for a fun evening with all local talent!

**KIWANIS CLUB AWARD PRESENTED...**

*During their 65th year of chartered service celebration, the Kiwanis Club honored Jeff Tull with the GEORGE F. HIXSON FELLOW AWARD FOR 2004. The prestigious award was established by the Kiwanis International Foundation in 1983 to honor George F. Hixson, first president of Kiwanis International, and to build the endowment fund of the International Foundation to benefit various worldwide service projects. Jeff joined the Club in 1995 and has been an active member, not only with the activities and programs of the Club, but offering great leadership abilities as well.*

*Jeff has been elected to the Board of Directors every year and president of the Club in 1998-1999. During his year as president he was awarded a Life Membership to the Capital District Kiwanis Foundation, Inc; Served as the Kiwanis Key Club Advisor and the chairman of the Sponsored Youth Committee for five years; Organized the first Bridgeville Kiwanis Golf Tournament; In 1991 he organized the Bridgeville Kiwanis Foundation; And will become Kiwanis Lt. Governor in 2004-2005.*

*Jeff is very active in his church, with his family, and his work in the real estate business. He is associated with his wife, Pam, in Mary Kay Cosmetics where Pam has recently been installed as one of it National Directors. The Tulls have received many honors and awards through their association with Mary Kay, but the highest honor received by Jeff was being selected as the "Husband Of The Year" for Mary Kay-he now instructs the husbands of the Mary Kay consultants. Jeff resides on the Redden Road with wife, Pam, and daughter, Natalie...CONGRATULATIONS, JEFF.*

## DATES TO REMEMBER

- APRIL 9 Good Friday,  
Town Office Closed
- 12 Regular monthly  
Commission Meeting,
- MAY 10 Regular monthly  
Commission Meeting
- 31 Memorial Day  
Town Office Closed

Commission meetings are held the second Monday of each month in the Town Hall, 101 N. Main Street at 7:00 P.M. Meetings are open to the public.

TOWN OFFICE PHONE 337-7135.

\* \* \* \* \*

## CLUB HEALTH HINTS.....



Persistent Coughing: If your doctor indicates it is not more serious than a cold, try the following: 2 tablespoons of honey, 2 tablespoons of apple cider vinegar mixed in four ounces of water. Don't drink it...sip it each time the coughing begins.

Headaches: Spot headaches can be relieved by wrapping a cake of face soap in a thin cloth and placing it against the spot where the pain is greatest.

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a town to serve your needs  
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To those who live here daily  
It's no secret that our town's charm  
holds a realistic fantasy  
That's cozy, rustic, and warm.

Bridgeville, that tiny charming hamlet  
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As they sigh in mild regret  
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"IF THEY LIVED HERE THEY'D BE HOME  
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Written by:

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